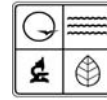


## Cupples Station - City Block 435

1010 Clark, 1015-1025 Spruce, St. Louis



Missouri  
Department of  
Natural Resources

### BACKGROUND

This site is part of the historic Cupples Station warehouse complex built in the late 1800s. Ten of the original 17 multi-story warehouses remained. This site included buildings 1, 2 and 10 which are situated on city block 435. Initially, all three were planned for redevelopment yet, due to severe structural damage, building 10 was demolished. The site now consists of buildings 1 and 2.



### CONTAMINANTS

Each of the buildings contained asbestos, lead-based paint and various hazardous substances. The soil was impacted with lead, mercury and petroleum products.



## **ASSISTANCE**

This project was approved for \$2.1 million in Brownfields Remediation State Tax Credits. In addition, the city of St. Louis approved \$2.7 million in Tax Increment Financing.

## **PROTECTION**

The asbestos and lead-based paint were removed from the buildings. The lead and mercury still remain in the soil. As a result, a restrictive covenant limiting the buildings to multi-family residential is in place, as well as a monitoring contract.

## **INVESTMENT AND RESULTS**

\$15 million was invested in redeveloping building 1.  
\$42 million was invested in redeveloping building 2.

## **TIMELINE**

Application Received: 15 September 1999  
RAP Approved: 1 September 2000  
Remediation Started: 7 February 2005  
Completion Certificate: 29 June 2005

## **REDEVELOPMENT SUMMARY**

Cupples Residential LLC owns building 2 and is converting it into 131 loft apartments. Hammermill Lofts LLC owns building 1 and is planning to convert it to mixed residential and office space.

The entire Cupples Station complex is slated to be redeveloped. Bank of America currently owns the complex and is selling parcels to interested developers. Total value of the complex, when completed, is expected to exceed \$400 million.

